

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00702

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Replacement single storey rear extension

SITE ADDRESS: 4 Ingledene Close, Havant, PO9 1DG

AGENT DETAILS: Mr Kirk

APPLICANT DETAILS: Mr Burgess

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 30 October 2025

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

4 Ingledene Close, Havant is a semidetached bungalow constructed with red/brown brick with a hung tiled roof. The property has an existing single storey flat roof rear extension in which the brick elevations are painted cream in colour. The property benefits from a large rear garden area, the rear and rear side boundary treatments consist of 2m close boarded fencing with concrete posts. The frontage of the property is hard surfaced to allow for the off-road parking of vehicles.

2 **Planning History**

No Planning History

3 **Proposal**

Replacement single storey rear extension.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to remove the existing rear extension and replace with a larger single storey flat roof rear extension. The proposed extension would be set in approximately 2.5m from the shared boundary with the adjoining semi-detached property. The extension would have a depth of approximately 6.4m from the north east rear elevation and a width of 5.03m. The proposed extension would extend beyond the side elevation of the host dwelling. The proposed roof is a flat roof design with a maximum height of approximately 3m. The material to be used on the exterior of the extension is 'Hardie Plank Cedar Cladding' Cobblestone in colour.

7.4 There would be limited views of the proposal where it would extend beyond the side elevation of the host dwelling, however, given the set back from the road and the existing boundary treatments it would not be readily visible from the public realm. As such, the proposal is not considered to have a harmful impact upon the visual character of the streetscene or host property.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposed extension would maintain the approximate 2.5m separation distance to the adjoining neighbouring property to the south east (No.2 Ingledene Close), a hallway window and lounge area window are proposed along the side facing elevation. This

elevation would be well screened by existing boundary fencing and should not result in actual or perceived overlooking to the adjoining property. Given its scale and siting, within the context of an existing dwelling, the proposal should not result in any significant increase in shadowing or overbearing effect on neighbouring properties. In this regard it should also be noted that much of its bulk could be achieved under prior approval processes, therefore on balance the proposed impact from the proposal upon this neighbouring property would be considered limited and acceptable.

- 7.7 The proposed extension would have a minimum distance of 1.06m to the shared boundary with the neighbouring property to the west (No.6 Ingledene Close), with a minimum distance of approximately 2.6m to the side facing elevation. The proposed extension would have a maximum distance of 1.6m to the western boundary with a maximum distance of 2.8m to the rear elevation toward the rear of the extension. The proposed extension would have an approximate 0.6m greater depth than the rear single storey extension at No.6. A utility/shower room window and lounge area window are proposed along the side facing elevation. This elevation would be well screened by existing boundary fencing and should not result in actual or perceived overlooking to the adjoining property. It is considered any impact upon this neighbouring property would be limited and acceptable.
- 7.8 Allotments are located to the rear of the property; it's not considered the proposal would have a harmful impact upon the allotment area.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00702 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan – Drawing No. 2507IN_000 Revision 000 – Received 13 October 2025

Existing and Proposed Floor Plans – Drawing No. 2507IN_100 Rev 000000 – Received 13 October 2025

Existing and Proposed East and West Elevations – Drawing No. 2507IN_102 Rev 000 000 – Received 13 October 2025

Existing and Proposed North and South Elevations – Drawing No. 2507IN_101 Rev 000 000 – Received 13 October 2025

Proposed Cladding Details – Drawing No. 2507IN_200 Rev 000 – Received 13 October 2025

Reason: - To ensure provision of a satisfactory development.

Informative:

Informative 1:

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

1. Offering a pre-application advice service, and
2. Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

3. Your application was acceptable following receipt of amended plans, and no further assistance was required.